

# **NOTICE OF PUBLIC HEARINGS PLANNING AND ZONING COMMISSION CHANDLER CITY COUNCIL**

**NOTICE OF PUBLIC HEARINGS** to be held by the City of Chandler Planning and Zoning Commission on **MARCH 15, 2006** at 5:30 P.M. and the Chandler City Council on **APRIL 10, 2006** at 7:00 P.M. in the Council Chambers, Chandler Public Library, 2nd Floor, 22 South Delaware Street, Chandler, Arizona.

## **DVR05-0052/PPT05-0038 CARMEL VILLAGE**

Request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Commercial uses with Preliminary Plat (PPT) approval on approximately 19.51-acres, with Preliminary Development Plan (PDP) approval on approximately 12.48-acres for the construction of a Retail development, and Preliminary Development Plan (PDP) approval on approximately 7.03-acres for the construction of a Medical/Professional Office development for property located at the southwest corner of Gilbert and Queen Creek Roads. For more information, please contact Kevin Mayo at the City of Chandler at (480) 782-3068.

Dated the 8th day of February 2006.

Publish in the Arizona Republic on February 14, 2006.

[Vicinity Map Click Here](#)

[Project Exhibits Click Here](#)



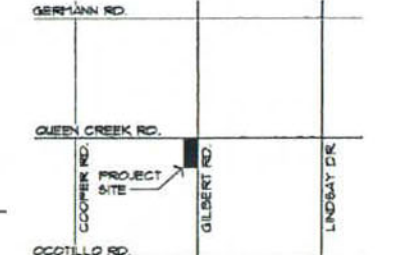
## Vicinity Map



DVR05-0052

Carmel Village Plaza





# VICINITY MAP

SCALE: N.T.S.

## SITE DATA

PARCEL 1	
LAND AREA (GROSS)	: 543,942 S.F. (12.48 AC)
LAND AREA (NET)	: 449,622 S.F. (10.32 AC)
EXISTING ZONING	: AG-1
PROPOSED ZONING	: PAD
BUILDING AREA	: 54,907 S.F.
% COVERAGE	: 12.21%
MAX. BUILD. HEIGHT	: 45'
*PARKING REQ'D	: 219 SPACES
PARKING PROVIDED	: 280 SPACES
*PARKING REQUIRED WAS CALCULATED AS FOLLOWED: SHOPPING CENTERS (GREATER THAN 10 ACRES GROSS): PARKING SPACES: 1 SPACES PER 250 S.F. OF BUILDING (54,907 S.F. / 250 = 219 SP.)	
PARCEL 2	
LAND AREA (GROSS)	: 306,340 S.F. (7.03 AC)
LAND AREA (NET)	: 279,599 S.F. (6.41 AC)
EXISTING ZONING	: AG-1
PROPOSED ZONING	: PAD
BUILDING AREA	: 54,202 S.F.
% COVERAGE	: 19.38%
MAX. BUILD. HEIGHT	: 45'
*PARKING REQ'D	: 361 SPACES
PARKING PROVIDED	: 364 SPACES
*PARKING REQUIRED WAS CALCULATED AS FOLLOWED: MEDICAL DENTAL OFFICE CLINICS: PARKING SPACES: 1 SPACES PER 150 S.F. OF BUILDING (54,202 S.F. / 150 = 361 SP.)	

PRELIMINARY - Not for  
Construction or Recording

PROJECT NAME:  
**CARMEL VILLAGE  
PLAZA @ GILBERT  
QUEEN CREEK**  
RETAIL CENTER  
S.W.C. OF GILBERT ROAD  
& QUEEN CREEK ROAD  
CHANDLER, ARIZONA

BCA

Bollinger + Cardenas Architects, Inc.  
Architecture Planning Interiors Project Management  
3428 E. Indian School Road  
Phoenix, Arizona 85018-5113  
Tele: (602) 957-9205 Fax: (602) 954-9577

## OVERALL MASTER SITE

REVISIONS:	SCALE : 1"=50'-0"
	DATE : 02/17/06
	JOB # : 103305
<input checked="" type="checkbox"/> SCHEMATIC DESIGN <input checked="" type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> CONST. DOCUMENTS <input type="checkbox"/> BID/PRICING PACKAGE <input type="checkbox"/> CONSTRUCTION ISSUE	SHEET: <b>A-1.0</b> OF SHEETS

## OVERALL MASTER SITE

SCALE: 1"=50'-0"

## DEVELOPERS/OWNERS

**GLENWOOD DEVELOPMENT CO.**  
CONTACT: MR. JEFF KOST  
1333 N. GREENFIELD ROAD  
MESA, ARIZONA 85205  
(480) 775-4650 - PHONE  
(480) 775-4646 - FAX

**COBE DEVELOPMENT CO.**  
CONTACT: MR. STEVEN BECK  
1 NORTH MACDONALD SUITE #506  
MESA, AZ 85201  
(480) 610-2400 - PHONE  
(480) 610-2407 - FAX

## ARCHITECT

**BOLLINGER & CARDENAS ARCHITECTS**  
CONTACT: MR. DAVID CARDENAS, AIA, CID  
3428 E. INDIAN SCHOOL RD.  
PHOENIX, ARIZONA 85018  
(602) 957-9205 - PHONE  
(602) 954-9577 - FAX

**CIVIL ENGINEERING**  
R.B. WILLIAMS  
CONTACT: MR. JEFFERY L. WILLIAMS  
2150 S. COUNTRY CLUB DR. SUITE 34  
MESA, AZ 85210  
(480) 503-3100 - PHONE  
(480) 503-3336 - FAX

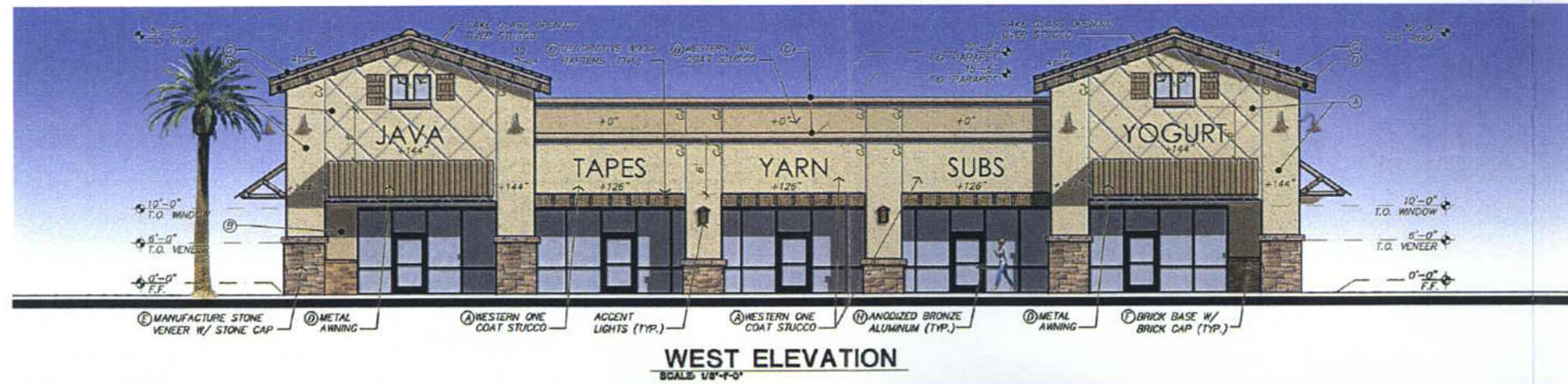
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# COLOR & MATERIALS

① FIELD COLOR	PRAZER	6232U 'LULLED BEIGE'
② ACCENT COLOR 1	ICI	4172 'FORTRESS STONE'
③ ACCENT COLOR 2	ICI	4200 'TANTALIZING TAN'
④ ACCENT COLOR 3	ICI	4100 'MUTTY BROWN'
⑤ STONE VENEER	STONEWORKS	COUNTRY LEDGESTONE CHARDONNAT 'C5V20000'
⑥ BRICK VENEER	STONEWORKS	CULTURED BRICK CALIFORNIA DRAFT 'CB407B'
⑦ ROOF TILE	MOORE LIFE TILE	NEW BARK 3546 - ESPANA
⑧ STORE FRONT	SOUTHWEST ALUMINUM SYSTEM	DARK ANODIZED BRONZE W/ CLEAR GLASS

NOTE: CONTRACTOR TO PREPARE ONE (1) PAINTED TEST PANEL FOR ARCHITECTS AND OWNERS REVIEW AND APPROVAL



PRELIMINARY - Not for Construction or Recording

PROJECT NAME:  
**CARMEL VILLAGE PLAZA @ GILBERT QUEEN CREEK**  
RETAIL CENTER  
S.W.C. OF GILBERT ROAD & QUEEN CREEK ROAD  
CHANDLER, ARIZONA

BCA

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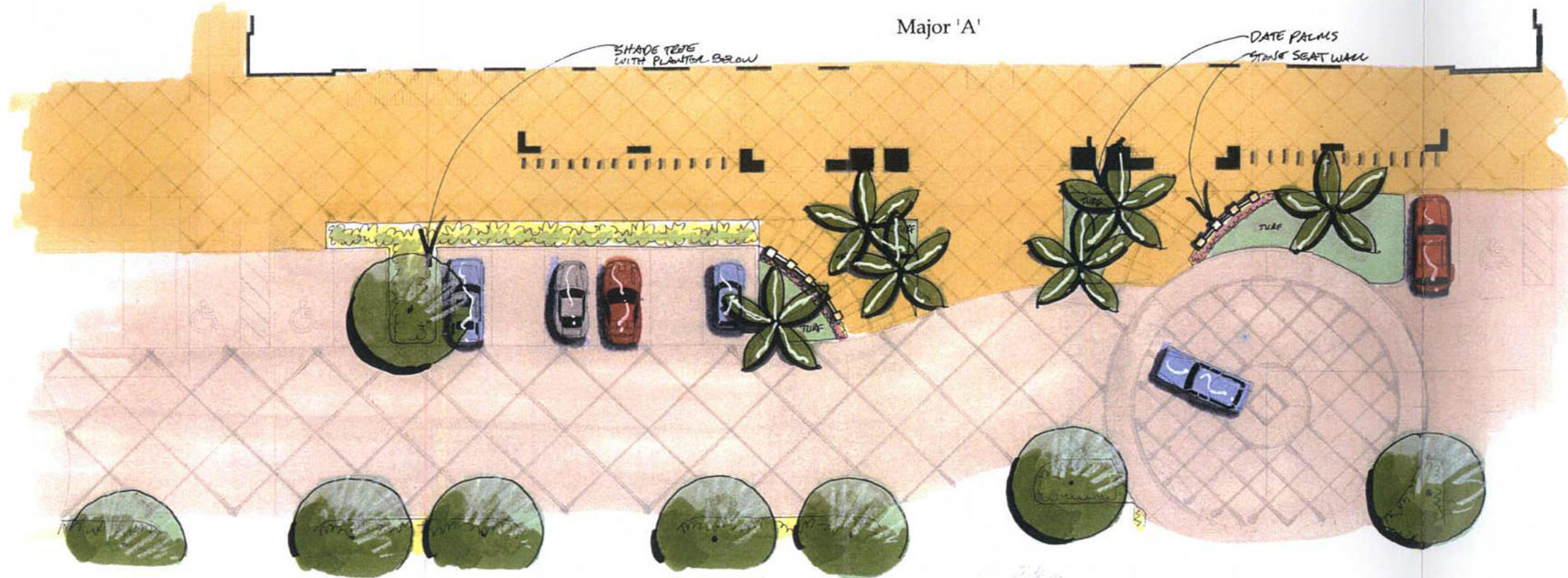
## SHOPS 'B' ELEVATIONS

REVISIONS:	SCALE : 1/8"=1'-0"
	DATE : 02/17/06
	JOB # : 103305

<ul style="list-style-type: none"> <li>SCHEMATIC DESIGN</li> <li>DESIGN DEVELOPMENT</li> <li>CONST. DOCUMENTS</li> <li>BID/PRICING PACKAGE</li> <li>CONSTRUCTION ISSUE</li> </ul>	SHEET: <b>A-3.0</b> OF SHEETS
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Major 'A'



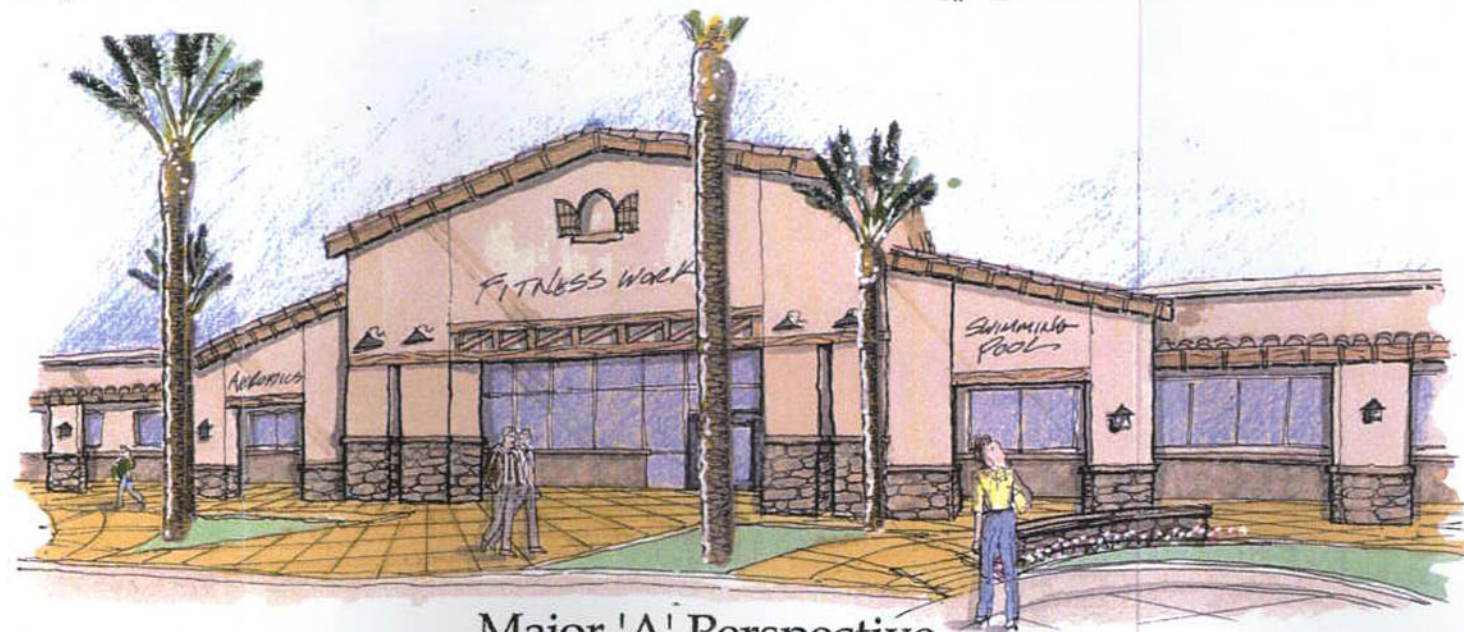
Major 'A' Landscape Plan

Scale 1"=10'-0"



Major 'A' Elevation

Scale 1/8"=1'-0"



Major 'A' Perspective

Glenwood Development Company, LLC

# Carmel Village Plaza

Southwest Corner of Gilbert Road & Queen Creek Road  
Chandler, Arizona



**Gilliland**  
design associates, llc  
landscape architecture

7001 North Miller Road  
Suite 100  
Scottsdale, AZ 85251  
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**Glenwood**  
Development Company, LLC

**Carmel**  
Village Plaza

Southwest Corner of  
Gilbert Road & Queen  
Creek Road  
Chandler, Arizona

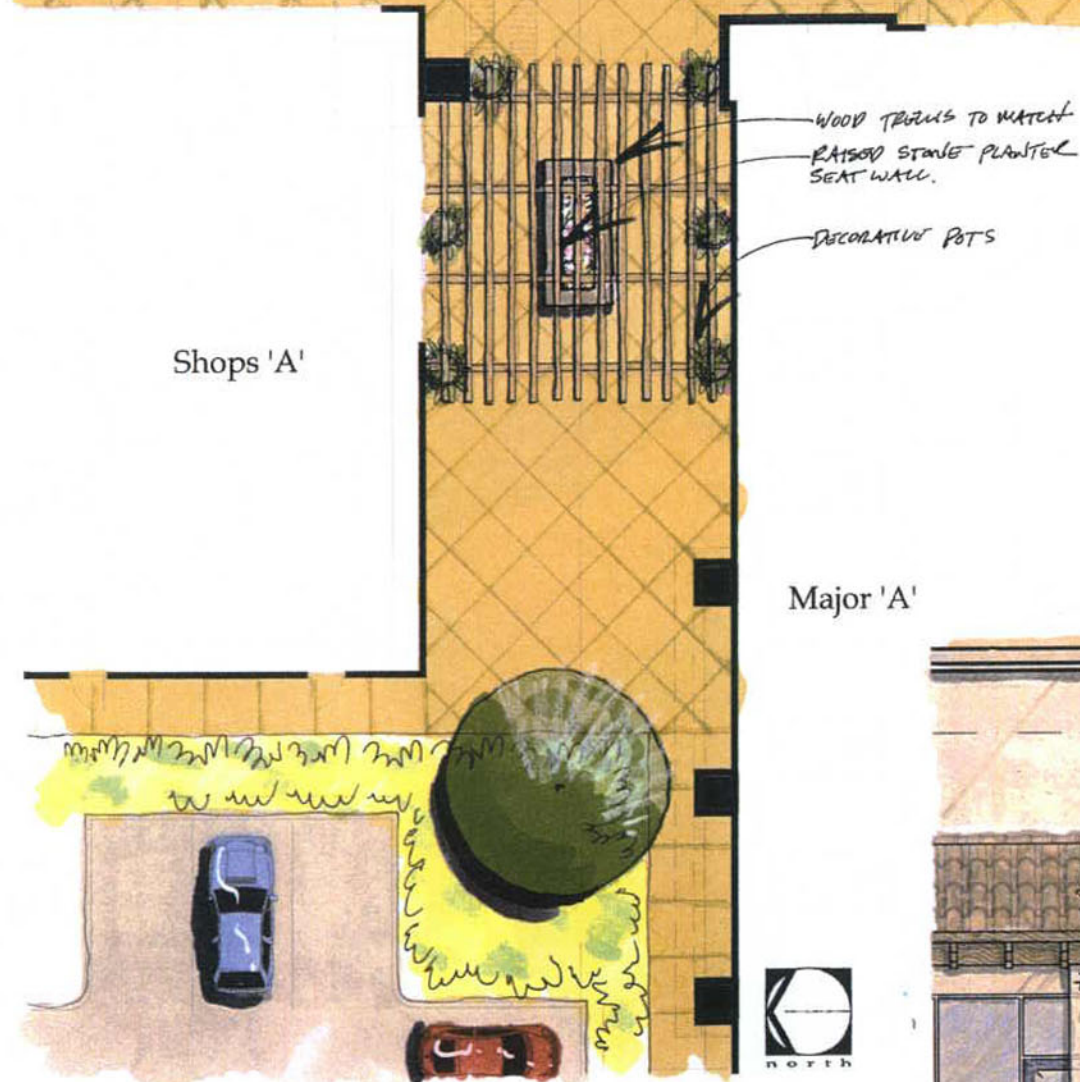
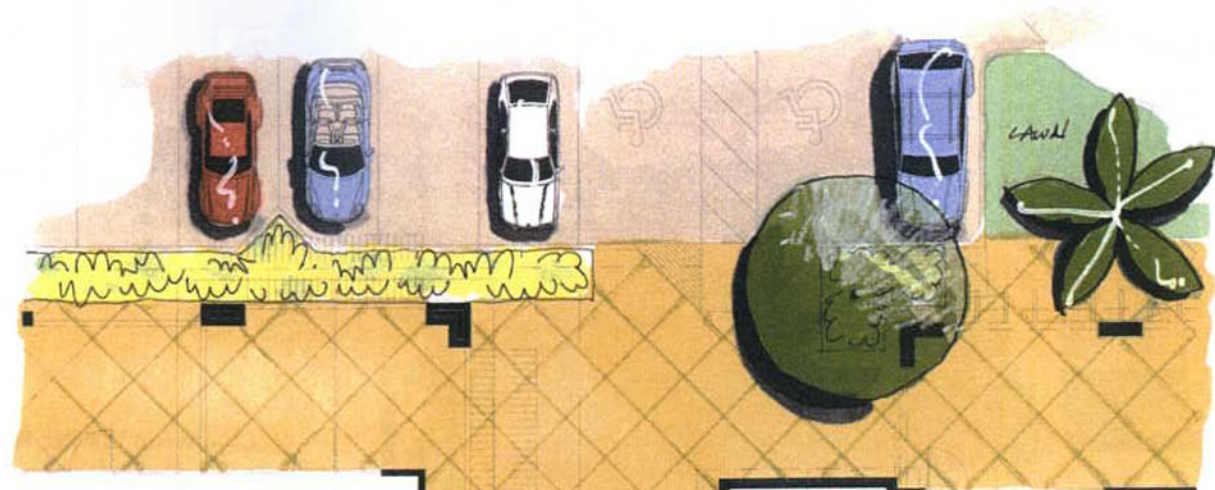
February 10, 2006

Character  
Vignette

Major "A"

A-4.3





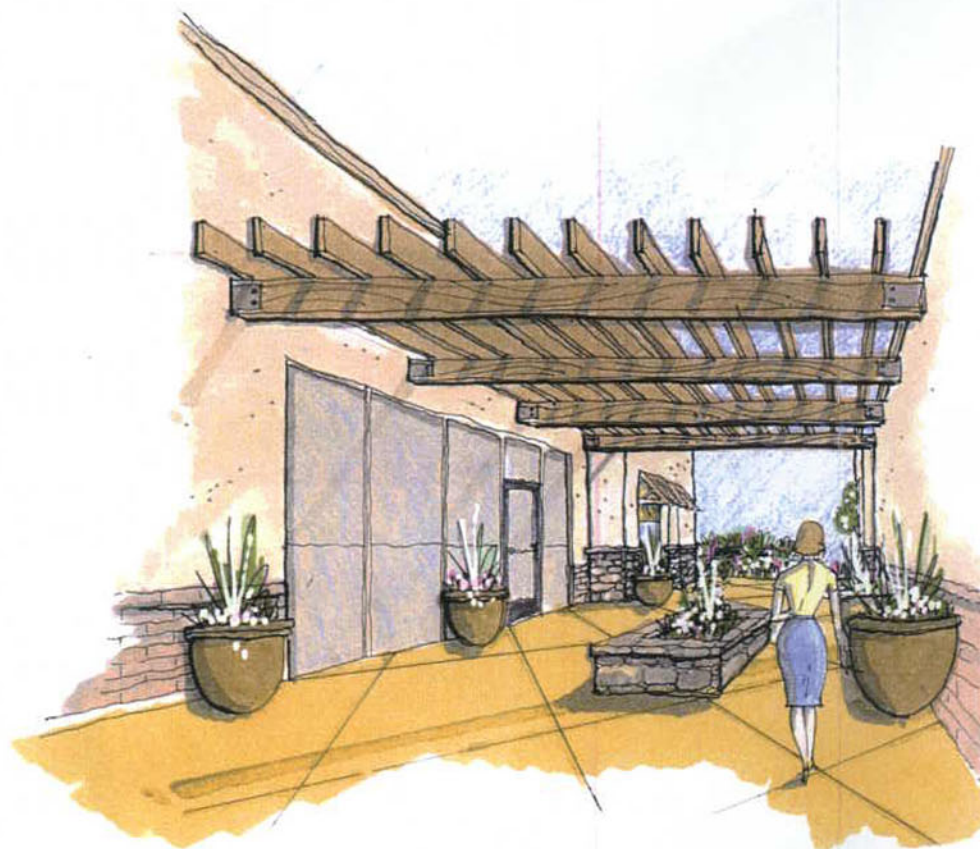
Shops 'A' Landscape Plan

Scale 1/8"=1'-0"

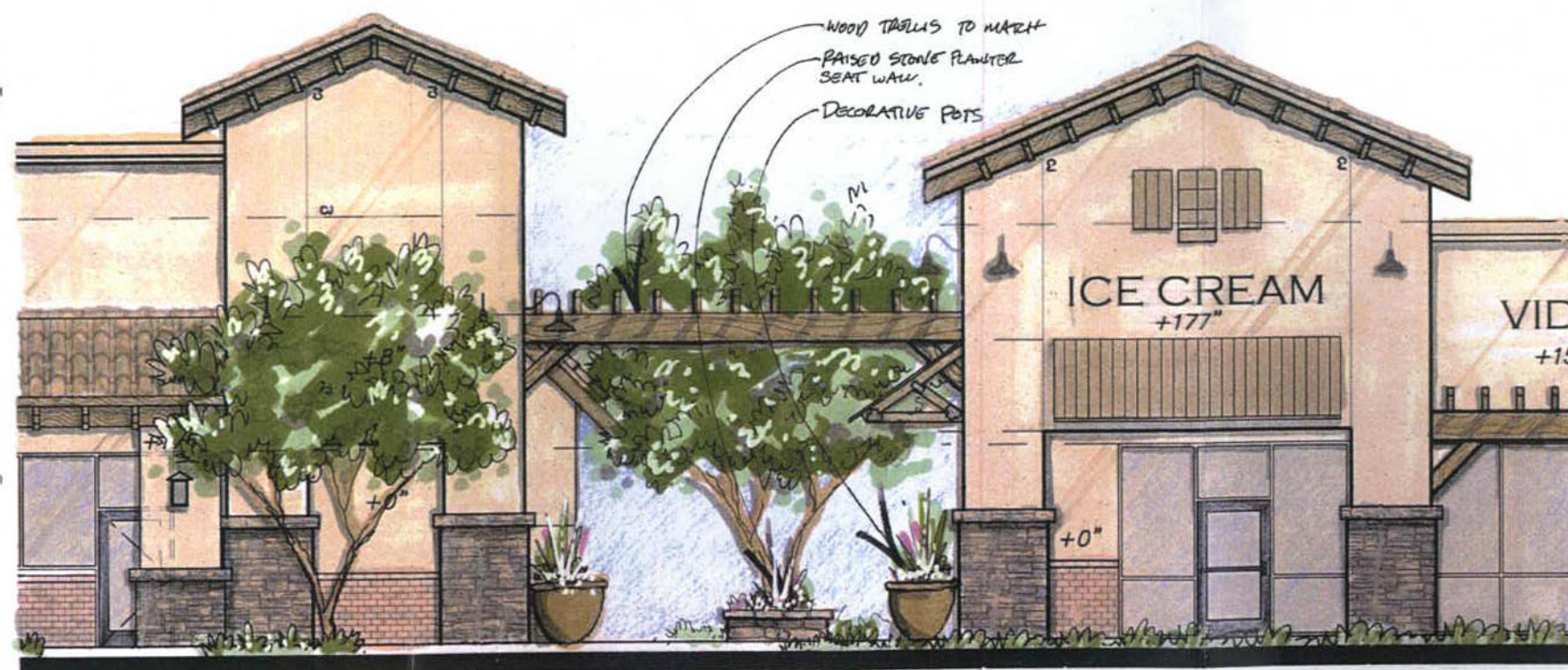
Glenwood Development Company, LLC

# Carmel Village Plaza

Southwest Corner of Gilbert Road & Queen Creek Road  
Chandler, Arizona



Shops 'A' Perspective



Shops 'A' Elevation

Scale 1/4"=1'-0"



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**Glenwood**  
Development Company, LLC

**Carmel**  
Village Plaza

Southwest Corner of  
Gilbert Road & Queen  
Creek Road  
Chandler, Arizona

February 10, 2006

Patio  
Vignette

at Shops 'A'

A-4.4